

PROJECT POLARIS

Request for Proposal for a Comprehensive Campus Water Production & Independent Utility Turnkey System Implementation for Polaris Medical Complex, Hope Vale, Grenada.

26 JUNE 2026



Specific Procurement Notice (SPN)

Country: Grenada

Name of the Project: Project Polaris

Contract Title: Proposal for a Comprehensive Campus Water Production & Independent Utility Turnkey System Implementation.

Employer: The Government of Grenada acting through Polaris Development Company Limited

RFP No: PDCL/POLARIS/RFP/2026-002

Release Date: 26 June 2026

Submission Deadline: 31 July 2026

1. Introduction & Project Description

The Government of Grenada, acting through Polaris Development Company Limited as the Employer, is developing a climate-resilient, smart teaching hospital of approximately 250 beds, providing secondary care and select tertiary care services to the tri-island state of Grenada and the wider Eastern Caribbean region (the 'Hospital'). The Hospital shall be constructed over a 24-month period and will serve as the cornerstone of the 84-acre Hope Vale Medical City (Medical City). The Medical City is planned as an epicenter for Grenada's medical and retirement tourism industry, health sciences research, and biotech initiatives, integrating state-of-the-art healthcare facilities with residential, recreational, and commercial amenities.

As part of the overarching development strategy, the Employer is establishing a multi-phase framework to evaluate long-term environmental sustainability. While the ultimate objective for the master plan is to target a triple-net-zero footprint across energy, water, and waste ecosystems, the Employer recognizes that achieving a fully net-zero outcome may occasionally face limitations due to financial, physical resource, technological, operational, or other localized constraints. Therefore, the proposed deployment strategies must focus on optimizing practical sustainability balances.

This specific Request for Proposals is strictly isolated to the Water Production and Supply Strategy component. Critical challenges facing the water sector in Grenada include annual and seasonal variations in supply, extreme weather vulnerability, and a heavy infrastructure load on the municipal utility, the National Water and Sewerage Authority (NAWASA). Consequently, the hospital campus and the wider Medical City master plan must establish an independent framework to ensure a secure, resilient, and self-sustaining water supply.

The Employer is seeking a strategic partner to deliver, implement, and commission comprehensive, turnkey technical solutions, engineering execution strategies, system configurations, and firm commercial pricing to establish a self-generating, sustainable, and highly resilient water utility on campus.

2. Scope of Services

The selected bidder will act as a strategic partner providing guidance on industry's best practices and identifying the absolute best-fit solutions for independent water production, treatment, conservation, and long-term utility savings, while executing the complete implementation on a turnkey basis.

To support comprehensive proposal formulation, the Employer shall make available to participating bidders the design team's initial conceptual site plans, layout drawings, spatial programs, and narrative baselines, alongside available municipal utility data under a Non-Disclosure Agreement (NDA).

The proposed turnkey implementation scope shall comprehensively address, but is not limited to the following components:

2.1. Water Production Engineering & Turnkey Installation

Bidders must provide a completely independent water production, treatment, and distribution framework capable of supporting the full master plan. The proposed turnkey solution must account for:

- Exhaustive Candidate Deployment Plans: Bidders are explicitly requested to include in their proposal an exhaustive, uninhibited index of all alternative production pathways, treatment methodologies, recovery mechanisms, and physical infrastructure configurations they intend to engineer, procure, construct, and commission. To appropriately gauge thoroughness, technical depth, and forward-thinking capability, the Employer is intentionally avoiding a rigid checklist of systems or parameters at this stage. It is the sole responsibility of the bidder to independently raise, identify, and justify all viable pathways, including revolutionary and unconventional technological concepts that maximize environmental circularity.
- Water Treatment & Treatment Plant Infrastructure: Critical focus must be placed on the turnkey implementation of on-site treatment facility options, if needed, tailored specifically to the chemical and biological profiles of the identified water sources. The selected strategic partner must deliver treatment plant infrastructure capable of transforming brackish, raw, or stored water into stable, highly reliable potable water matching medical-grade standards.
- Reverse Osmosis (RO) Systems: Propose the turnkey delivery framework, including an assessment of the technical, financial, and lifecycle viability of establishing a Reverse Osmosis treatment framework utilizing seawater/ocean water resources, or any other viable surface or alternative raw water source identified by the bidder's specialized utility solution.
- Additional Water Well Assets: Beyond the primary alternative water production and treatment options being analyzed, bidders must include in the turnkey scope preliminary engineering, sizing, and pricing for drilling two (2) new water wells upstream of existing Wells #1 and #2. These assets are designed to form an additional layer of water security, establishing the necessary utility infrastructure should NAWASA need to supply the hospital complex under emergency conditions. Bidders must reference Section 3 for further information on the existing NAWASA assets needing relocation and site constraints dictating this deployment.
- On-Site Storage & Cisterns: Determine capacity benchmarks and engineering design parameters for large-scale on-site storage cisterns, guiding the design team as they incorporate these requirements into the advancing construction documents. In line with strict campus resiliency needs, the advisory framework must ensure the infrastructure provides a minimum of 30 days of consumption storage for potable water.
- Rainwater Harvesting: Advise on technical strategies for integrating comprehensive rainwater harvesting, collection, and storage systems across the campus footprint. The strategic partner will

guide the design team on optimal collection zones, localized routing, and reuse applications based on industry best practices and proven case studies, enabling the design team to incorporate these assets as the civil design progresses.

- **Advanced Water Circularity & Recycling:** Provide strategic guidance and share implementation examples for greywater recycling, dual-piping configurations within buildings for flushing networks, and condensate reclamation from the extensive hospital HVAC systems. Leveraging previous project experience, the strategic partner will guide the design team on water-reduction frameworks and circularity workflows, allowing the design team to successfully integrate these best practices into the advancing plumbing and mechanical design.
- **Financial and Lifecycle Optimization:** Deliver accurate capital cost projections, lifecycle operational budgets, net present value (NPV) analysis, and investment payback schedules for all recommended alternative systems to ensure long-term commercial and operational viability.

2.2. Master Plan Load Forecasting & Phased Demands

The water utility design must not look at the hospital in isolation. The strategic partner must model and forecast water demands across a multi-phased development horizon, including:

- **Immediate Phase 1 Demands:** The 250-bed acute care Hospital and the adjacent Ambulatory Annex building for outpatient services.
- **HVAC Loads:** Comprehensive water demand modeling for the Central Utility Plant (CUP), specifically accounting for the massive water consumption and cooling tower makeup requirements of water-cooled chillers.
- **Future Master Plan Phases:** Scalable load forecasting for subsequent development phases, including the medical office building, on-site hotel, student housing, school facilities, retirement housing district etc.

3. Current Design Status & Collaboration Timeline

Interested bidders must note that the drawing package, space programs, and narratives provided with this RFP are currently at the conceptual design stage. The selected strategic partner's turnkey technical solution is intended to directly anchor, advance, and finalize the facility design as it moves forward, and the selected bidder will serve as an integrated technical partner, working in close coordination with the Design-Build-Maintain (DBM) contractor, Architect of Record, PMO, and the Employer. The proposed solution's parameters will actively shape the building systems as the team advances through the Schematic Design (SD), Design Development (DD), and Construction Documents (CD) milestones.

Furthermore, NAWASA will work collaboratively with strategic partner to provide technical and strategic collaboration for the relocation of existing municipal lines and the clear demarcation of well sites. The Project Polaris site is situated within the Chemin Valley, an important watershed where groundwater wells provide potable water to the surrounding public. Within the property boundaries, NAWASA currently owns and operates active Water Wells #1 and #2 (drilled to 60m with monitoring wells at 95m), maintains unused high-salinity Wells #3 and #4, and holds the decommissioned Well #5. Bidders must note from the initial spatial proposal of the hospital complex that unused Wells #3 and #4 are located within the building/complex footprint.

All of these existing NAWASA assets are completely outside the scope of this turnkey delivery framework to source water for the production strategy. To ensure zero operational disruption or structural damage to municipal water resources, the master plan’s ultimate building design, placement, orientation, and site civil works will be executed independently around the critical nature of these existing assets. Furthermore, the proposed solutions must explicitly address potential contamination sources and establish mitigative measures across the various stages of the technology’s lifecycle to completely safeguard these municipal resources.

4. Technical Proposal Structure & Submission Requirements

Proposals must be delivered in a structured format and provide clear documentation regarding the following qualifications:

- **Executive Summary & Project Understanding:** Interpretation of the project goals relative to healthcare resiliency, strict self-generation mandates, and Caribbean water challenges.
- **Proposed Solution & Deployment Work Plan:** Bidders must outline their specific technical solution and turnkey implementation roadmap, providing a step-by-step framework for field verification, hydrogeological validation, load modeling calibration, and engineering design integration. The proposal must include the conceptual execution, drilling methodology, and structural integration plan for the two (2) new upstream wells intended for enhanced water security. Furthermore, the proposal must explicitly outline comprehensive contamination risk identification and mitigative design measures across all stages of the proposed solutions lifecycle (construction, commissioning, and long-term operations) to guarantee protection of the surrounding public aquifer.
- **Project Team & Expertise:** Detailed organizational chart and resumes of specialized hydrogeologists, groundwater modelers, water treatment engineers, and financial analysts dedicated to implementing and managing the proposed turnkey installation.
- **Comparable Project Portfolio and Proven Deployments:** Documented history of successfully delivering operational, turnkey water production assets, centralized treatment infrastructure, and commercial utility models of a similar scale, specifically focused on healthcare environments, small island micro-environments, or complex district networks.
- **Local Capacity & Knowledge Transfer:** Strategies for engaging local engineering stakeholders during onsite civil deployment and system testing phases, ensuring a clear plan for long-term operational compatibility.

5. Evaluation Criteria

Submissions will be scored out of a maximum of 100 points based on the following weighted criteria:

Evaluation Component	Max Points	Specific Deliverable Requirements & Scoring Basis
5.1. Technical Approach & Methodology	35 Points	

Project Understanding	10 Points	Assessment of the bidder's grasp of independent hospital utility parameters, small island hydrological constraints, and the strategic boundary between immediate Phase 1 infrastructure and future master plan districts.
Technical Viability of Proposed Turnkey Solution	15 Points	Evaluation of the completeness, technical rigor, and quality control of the bidder's technology solution, hardware suitability, production capacity modeling, and turnkey deployment framework.
Thoroughness of Solution Identification	10 Points	Marks awarded based on the creativity, forward-thinking, and expansive nature of the bidder's technology index. High scores are given for proposing revolutionary technologies, advanced treatment frameworks, and comprehensive water recovery systems.
5.2. Qualifications & Proven Capability	20 Points	
Portfolio & Case Studies	10 Points	Relevance of past performance in private water utilities, reverse osmosis deployment, water treatment facility engineering, and healthcare-grade designs.
Key Personnel Expertise	10 Points	Credentials, individual engineering or process certifications, and CV relevance of the team members dedicated to executing the proposed turnkey deployment.
5.3. Capacity Preservation & Local Context	15 Points	
Regional Utility & Environmental Context	5 Points	Demonstrated experience navigating utility boundaries, small island environmental sensitivities, and OECS/Caribbean regulatory conditions.

Knowledge Transfer Strategy	10 Points	Evaluation of the framework to involve local stakeholders and regional engineers during the infrastructure integration and localized turnkey asset optimization phases.
5.4. Financial Proposal		30 Points
Turnkey Cost Competitiveness (CAPEX/OPEX)	20 Points	Comparison of the proposed fixed turnkey implementation capital costs (CAPEX) and lifecycle operational expenditures (OPEX) to ensure maximum commercial viability and structural value. This includes financial evaluation of the isolated cost matrix submitted for engineering, sizing, and pricing for drilling two (2) new water wells.
Transparency & Rate Structures	10 Points	Scored on the clarity of the pricing schedule, transparent hourly rate structures for all named personnel, turnkey asset exclusions, warranty frameworks, and baseline project assumptions.

6. RFP Timeline

Key Activity	Target Date
RFP Issuance	26 June 2026
RFP Submission Deadline	31 July 2026
Shortlisting & Presentations Commence	17 August 2026
Selection Notice	31 August 2026

7. Procurement Terms & Conditions

- **Employer Discretion:** The Government of Grenada and Polaris Development Company Limited reserve the right to accept or reject any submission, alter the procurement schedule, cancel the RFP, or negotiate separate terms with any bidder in the interest of the project without incurring liability.
- **Ownership of Material:** All engineering models, proposed system configurations, data inputs, reports, calculations, and subsequent documentation generated under this contract will become the sole intellectual property of the Government of Grenada.

- **Governing Law:** This procurement process, selection criteria, and any resulting contract obligations are governed exclusively by the laws of Grenada. Any disputes arising from this process shall be settled within the appropriate legal jurisdiction of Grenada.
- **Proposal Costs & Non-Reimbursement:** Bidders shall bear all costs associated with preparing, submitting, and presenting their proposals. The Employer will not be liable for any expenses incurred during this process, and no reimbursement will be made for the selection phase to successful or unsuccessful candidates.
- **Taxes, Duties, and VAT:** All proposed fees must explicitly state the breakdown of any local taxes, withholding taxes, Value Added Tax (VAT), or customs duties applicable in Grenada, in compliance with local regulations.

8. Information Access

- A complete set of bidding documents will be emailed to bidders upon the execution of an NDA.
- Bidders may obtain further information from the Project Implementation Unit by emailing piu@projectpolaris.gd and copying pmo@projectpolaris.gd.

9. Submission Instructions

Proposals must be submitted electronically in a secure PDF format with the subject line “Project Polaris Water Turnkey System RFP Submission – [Bidder Name]” via email.

Late submissions will be excluded from evaluation. All proposal materials, supporting data, and subsequent presentations must be delivered completely in English.

The Government of Grenada looks forward to receiving your proposals and working together to establish a water-secure medical campus, setting a new benchmark for autonomous, turnkey utility integration, advanced circularity, and climate resilience in regional healthcare infrastructure.